

<b>Address:</b> 1007 JUNCTION RD	DURHAM	NC	27704	<b>Inspection Type:</b> Exterior
<b>Borrower:</b> MILDRED ESTATE	HFN			<b>APN:</b> 168362

#### I. Order Information

Inspection Date:	6/14/2011	Deal Name:		VMA Request ID:	
Client:	GMAC	BPO Vendor:	CoreLogic	Vendor Tracking ID:	6688964
Agent Name:	MICHELE ALEXANDER	Brokerage:	TRI-ALEXANDER PROPERTIES	Agent Phone:	

#### II. Subject Property Information

Occupied:	Vacant	Property Type:	SFD	HOA Fees:		Zoning:	Residential
Last Sold Date:		Last Sale Price:		Data Source:	MLS	Currently Listed:	Yes
Agent Name:	Steven Wilson	Initial List Price:	160,000	Initial List Date:	11/12/2010	Current List Price:	158,500
Last Reduction Date:	3/23/2011	MLS #:	1756357	Total Repair Cost:	0	Est. Monthly Rent:	1,000

#### SUBJECT PROPERTY COMMENTS / EXTERNAL INFLUENCES:

Subject is a small bungalow in 3.45 acre lot located in a rural area of mixed values. subject has no obvious exterior damage.

#### III. Neighborhood Information

Location Type:	Suburban	Supply/Demand:	Increasing	Price Trend:	Declining	Local Economic Trend:	Depreciating
Price Range:	110,000	-	124,900	Median Price:	97,000	Avg Marketing Time:	71

#### NEIGHBORHOOD COMMENTS:

Subject is located in a rural area of mixed values. Homes are typically owner occupied. Average days on market for closed homes is 71 days and average days on the market active is 169 days.

#### IV. Comparable Properties

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	1007 JUNCTION RD	1612 SHERRON RD	1907 WENTZ DR	12911 Boyce Mill Road	4015 CHEEK RD	3510 CHEEK RD	901 ARVIN RD
	DURHAM NC	DURHAM NC	DURHAM NC	Raleigh NC	DURHAM NC	DURHAM NC	DURHAM NC
Zip	27704	27703	27703	27613	27704	27704	27704
Data Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS
Proximity		3.98	6.35	8	2.15	1.24	1.01
Sale price		135,700	157,000	107,000			
Sale Date		3/16/2011	1/14/2011	3/16/2011			
Orig. List Price	160,000	149,900	160,000	129,000	110,000	135,000	124,900
Cur./Final List \$	158,500	145,500	160,000	129,900	110,000	115,000	124,900
DOM	155	102	56	52	98	258	89
Lot Size	3.45	2.48	3.26	1.45	.85	4.31	1.14
View	typical	typical	typical	typical	typical	typical	typical
Design/Style	Bung/Cott	Bung/Cott	Ranch	Ranch	Bung/Cott	Bung/Cott	Bung/Cott
Type/#Units	SFD 1	SFD 1	SFD 1	SFD 1	SFD 1	SFD 1	SFD 1
Age	73	57	35	51	59	54	43
Condition	Average	Average	Average	Average	Average	Average	Average
Above Grade SF	1,100	1,368	1,400	900	1,000	1,338	1,275
# Rooms/Bd/Bth	5 / 2 / 1	6 / 3 / 1	6 / 3 / 2	5 / 3 / 1	5 / 2 / 1	7 / 3 / 1	9 / 3 / 2
Basement SF	0	0	1400	0	0	0	616
% Finished	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Garage Type	Gar Det	Gar Det	None	Gar Att	Carport	Carport	None
# Garage Stalls	4	1		1	2	1	
Pool/Spa	no no	no no	no no	no no	no no	no no	no no
Other Features	porch, deck	none	deck, porch	deck, porch	deck,	none	deck, patio
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
HOA Fees		0	0	0	0	0	0

#### COMPARABLE PROPERTY COMMENTS:

<b>Sale 1:</b>	Owner resale in move in condition with detached garage and workshop.
<b>Sale 2:</b>	Owner resale in good condition located in a rural area of mixed values. has full unfinished basement
<b>Sale 3:</b>	Ranch in good condition located in a rural area of mixed values.
<b>List 1:</b>	Owner resale in move in condition located in rural community.
<b>List 2:</b>	Larger bungalow on a larger lot located in rural Durham county.
<b>List 3:</b>	Brick ranch with basement located on a rural road.

#### V. Marketing Strategy

	'As-Is' Price	'Repaired' Price	Estimated Marketing Time for Subject:	90
Estimated Sale Price:	140,000	140,000	PRICE CONSENSUS SUMMARY	
Recommended List Price:	144,000	144,000	Subject is on a large lot in a rural area of mixed values. Subject has 2 2 car detached garages.	

VI. Repair Estimates		
Category	Comments	Estimated Cost
Roof		
Sliding/Trim		
Windows/Doors		
Paint		
Foundation		
Garage		
Landscaping		
Fence		
Other		
<b>Estimated Exterior Repairs:</b>		
Paint		
Walls/Ceiling		
Floors		
Cabinets/Countertops		
Plumbing		
Electrical		
Heating/AC		
Appliances		
Doors/Trim		
Other		
<b>Estimated Interior Repairs:</b>		
<b>Total Estimated Repairs:</b>		0

VII. Prior Sales & Listing History					
Date Listed	Date Sold	List Price	Sale Price	Date Source	Notes
11/12/2010		160,000		MLS	Subject is a small bungalow in
11/12/2010		158,500		MLS	Subject is a small bungalow in

#### VIII. Additional Comments

**BROKER COMMENTS:**  
 Subject is located in a rural area of mixed values. Subject is on 3.45acre lot. Tax value of lot is extremely high at 166912. I don't know why the lot value is so high. There is no indication that the lot would be commercial.

**VENDOR COMMENTS:**  
 \*\*See Addendum\*\*

**DISCLOSURE:**  
 This is a comparative market analysis and not an appraisal.

Broker Signature

Date

## **Addendum**

Subject is located in a rural area of mixed values. Subject is on 3.45acre lot. Tax value of lot is extremely high at 166912. I don't know why the lot value is so high. There is no indication that the lot would be commercial.

QC:Comp proximity maps with the view map.  
Browsed trulia no suitable comps found.

<div style="background-color: black; width: 100px; height: 20px;"></div>	TRACKING NUMBER <b>HFN</b>	CoreLogic ORDER NO. <b>6688964</b>
NAME <b>MILDRED ESTATE</b>	ADDRESS <b>1007 JUNCTION RD</b>	CITY, STATE, ZIP <b>DURHAM, NC 27704</b>
PHOTOS COMMENT		

Subject Front



Subject Front



Subject Front



ACCOUNT NUMBER [REDACTED]	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT		

Subject House Number



Subject - Other

side



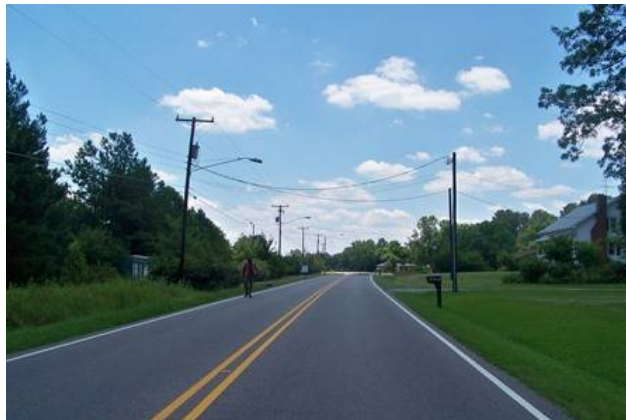
Subject - Other

side

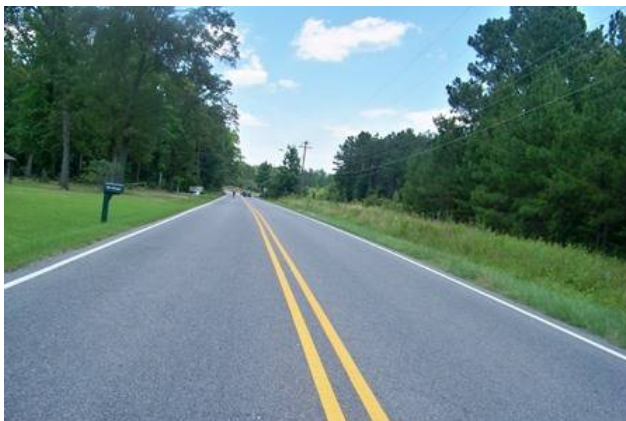


ACCOUNT NUMBER [REDACTED]	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
NAME MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT		

Street View



Street View



Street Sign





<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> NAME MILDRED ESTATE		TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
ADDRESS 1007 JUNCTION RD		CITY, STATE, ZIP DURHAM, NC 27704	
PHOTOS COMMENT			

Listing 1 (4015 CHEEK RD)



Listing 2 (3510 CHEEK RD)



Listing 3 (901 ARVIN RD)



ACCOUNT NUMBER [REDACTED]	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT		

Sold 1 (1612 SHERRON RD)



Sold 2 (1907 WENTZ DR)

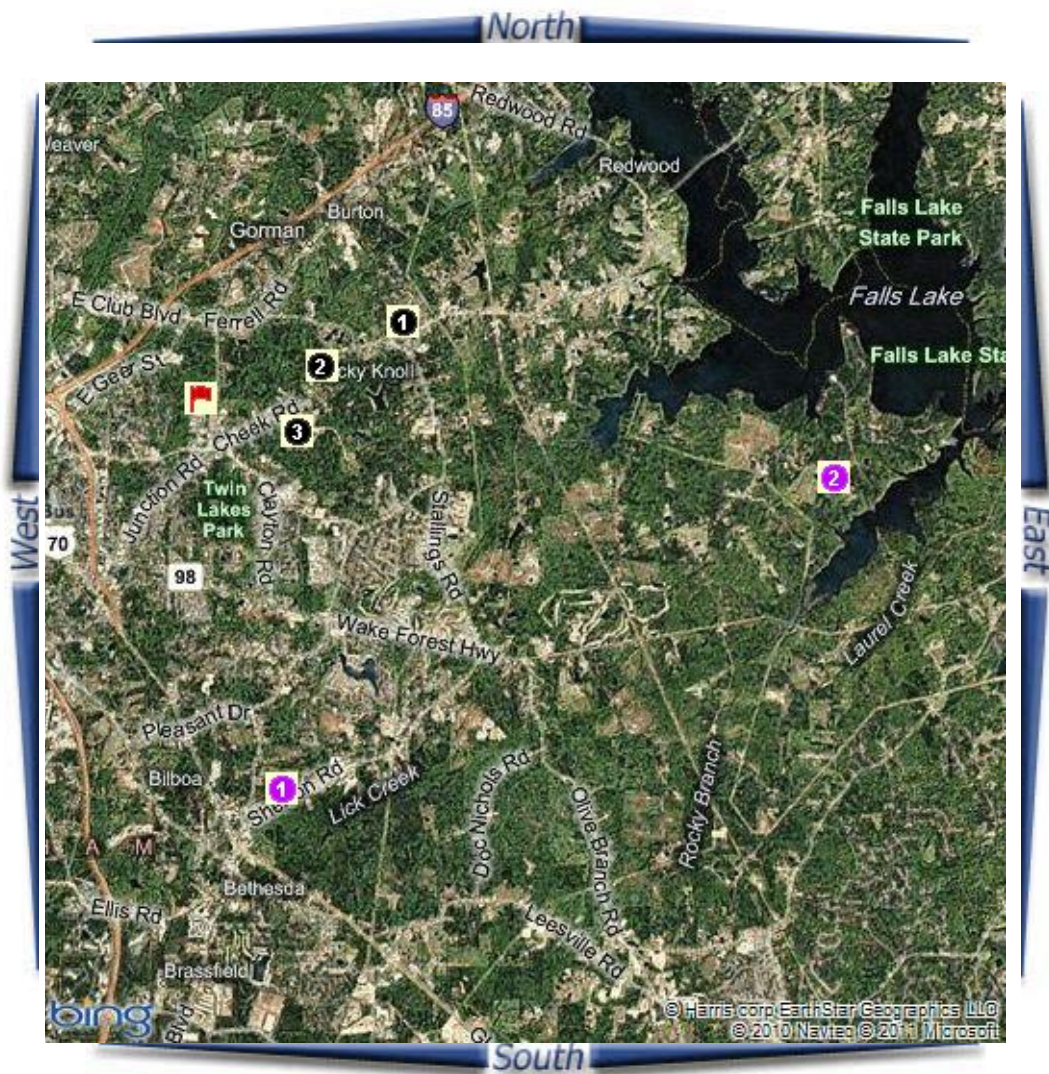


Sold 3 (12911 Boyce Mill Road)





Aerial View



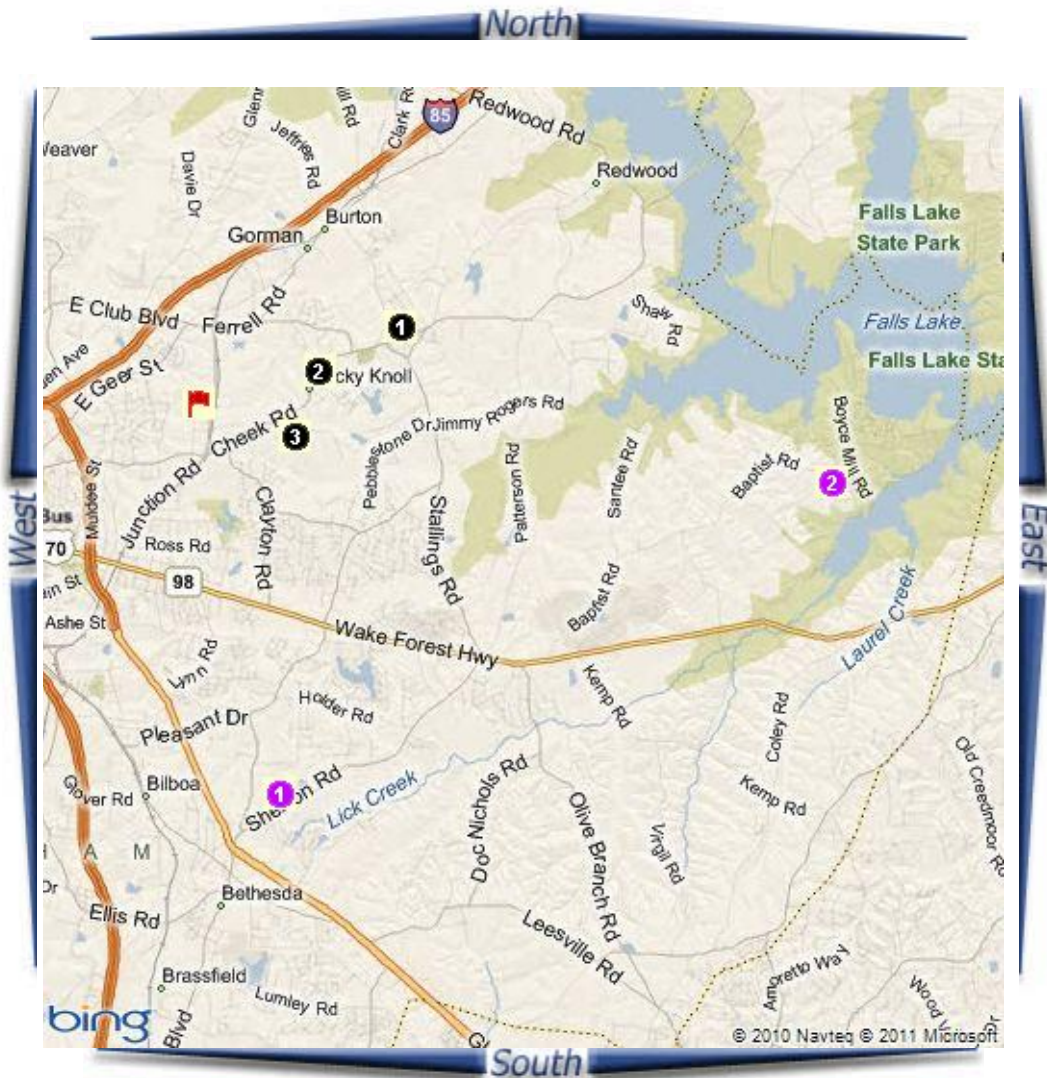
R C N N E R  
 HFN  
 DDRE  
 1007 JUNCTION RD

CoreLogic ORDER NO  
 6688964

MILDRED ESTATE

C E  
 DURHAM, NC 27704

## Road Map View



### Subject Property

1007 JUNCTION RD  
 DURHAM, NC 27704

#### ① Comp. Listing 1

4015 CHEEK RD  
 DURHAM, NC 27704  
 Dist From Subject: 2.15 Miles

#### ② Comp. Listing 2

3510 CHEEK RD  
 DURHAM, NC 27704  
 Dist From Subject: 1.24 Miles

#### ③ Comp. Listing 3

901 ARVIN RD  
 DURHAM, NC 27704  
 Dist From Subject: 1.01 Miles

#### ① Closed Sale 1

1612 SHERRON RD  
 DURHAM, NC 27703  
 Dist From Subject: 3.98 Miles

#### ② Closed Sale 2

1907 WENTZ DR  
 DURHAM, NC 27703  
 Dist From Subject: 6.35 Miles

#### ③ Closed Sale 3 (Unable To Map)

12911 Boyce Mill Road  
 Raleigh, NC 27613  
 Dist From Subject: 8 Miles